



General Purposes Committee

Anderson Room, City Hall
6911 No. 3 Road

Monday, September 16, 2013
4:00 p.m.

Pg. # ITEM

MINUTES

- GP-3** *Motion to adopt the minutes of the meeting of the General Purposes Committee held on Tuesday, September 3, 2013.*



FINANCE AND CORPORATE SERVICES DEPARTMENT

1. **INTER-MUNICIPAL BUSINESS LICENCE BYLAW NO. 9040, AMENDMENT BYLAW NO. 9047**
(File Ref. No. 12-8060-20-9047) (REDMS No. 3924405 v.2)

GP-5

See Page **GP-5** for full report

Designated Speaker: Cecilia Achiam

STAFF RECOMMENDATION

That Inter-municipal Business Licence Bylaw No. 9040, Amendment Bylaw No. 9047 be given first, second and third readings.



2. **CADENCE CITY CHILD CARE FACILITY – 5640 HOLLYBRIDGE
WAY POTENTIAL ACQUISITION FROM CRESSEY GILBERT
DEVELOPMENT LLP**

(File Ref. No. 2275-20-431) (REDMS No. 3897432 v.8)

GP-8

See Page **GP-8** for full report

Designated Speaker: Kirk Taylor

STAFF RECOMMENDATION

That:

- (1) staff be authorised to purchase the Cadence Child Care Facility based on the terms and conditions as set out in RZ 12-602449 and the staff report dated January 22, 2013 to Planning Committee;***
- (2) staff be authorised to transfer \$874,000 from the Child Care Development Reserve Fund and such funds to be utilized to complete the proposed transaction;***
- (3) an amendment to the City's Five Year Financial Plan (2013-2017) to include \$874,000 for the purchase, of an independent air space parcel which is to include a fully constructed facility, to be known as Cadence Child Care Facility with funding to come from the City's Childcare Development Reserve Fund be brought forward for Council consideration; and***
- (4) the Chief Administrative Officer and the General Manager, Finance & Corporate Services are authorised to complete the negotiations and execute the Purchase and Sale Agreement in regards to the purchase of Cadence Child Care Facility.***

☐

ADJOURNMENT

☐



General Purposes Committee

Date: Tuesday, September 3, 2013

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 4:02 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Monday, July 15, 2013, be adopted as circulated.

CARRIED

ENGINEERING & PUBLIC WORKS DEPARTMENT

1. **WESTMINSTER HIGHWAY AND NELSON ROAD WIDENING
APGCI FUNDING AGREEMENT REQUEST FOR EXTENSION**
(File Ref. No. 10-6340-20-P.11203) (REDMS No. 3941325)

It was moved and seconded

General Purposes Committee
Tuesday, September 3, 2013

That a letter be sent to Transport Canada requesting an extension to the Canada-Richmond Asia Gateway and Corridor Initiative Transportation Infrastructure Fund Agreement for Roadway Improvement Projects.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:03 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Tuesday, September 3, 2013.

Mayor Malcolm D. Brodie
Chair

Shanan Sarbjit Dhaliwal
Executive Assistant
City Clerk's Office



City of Richmond

Report to Committee

To: General Purposes Committee

Date: August 28, 2013

From: Cecilia Achiam
Director, Administration and Compliance

File:

Re: Inter-municipal Business Licence Amendment Bylaw No. 9047

Staff Recommendation

That Inter-municipal Business Licence Bylaw No. 9040, Amendment Bylaw No. 9047 be given first, second and third readings.

Cecilia Achiam
Director, Administration and Compliance
(604-276-4122)

Att.

| REPORT CONCURRENCE | | | |
|------------------------------|------------------------|-------------------------------------|---------------------------------------|
| ROUTED TO: | | CONCURRENCE | CONCURRENCE OF GENERAL MANAGER |
| Law | | <input checked="" type="checkbox"/> | |
| REVIEWED BY DIRECTORS | INITIALS: DW | REVIEWED BY CAO | INITIALS: |

Staff Report

Origin

On July 22, 2013, Richmond City Council adopted Inter-municipal Business Licence Bylaw No. 9040 ("Bylaw 9040") establishing a scheme amongst five other Metro municipalities that provides for construction-related businesses to require only a single Business Licence to work in multiple surrounding municipalities, including Burnaby, Delta, New Westminster, Richmond, Surrey and Vancouver ("Metro West IMBL program"). The Metro West IMBL program is scheduled to become active on October 1, 2013.

Because one of the municipalities in the Metro West IMBL program is also a member in an existing IMBL scheme with municipalities in the Fraser Valley, a concern arose (after adoption of Bylaw 9040) about the potential for confusion among licencees under the two programs. The purpose of the proposed bylaw amendment is to address any issues that may arise for a participating municipality being a member of more than one IMBL program.

Findings of Fact

The City of Surrey currently issues IMBLs under a program with nine (9) other Fraser Valley municipalities, and will be issuing IMBLs under the Metro West IMBL program when it becomes active on October 1, 2013. In order to ensure that the IMBLs issued by Surrey under the Fraser Valley program are not valid for the Metro West IMBL program, a provision is proposed to be added to the IMBL bylaws of all municipalities participating in the Metro West IMBL program. The provision would ensure that Fraser Valley IMBLs cannot be used to operate in the Metro West municipalities and vice versa.

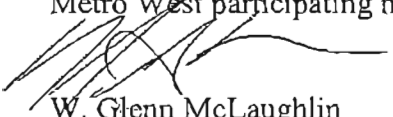
The provision in the proposed Amendment Bylaw would also apply if another Metro West municipality decides to participate in other IMBL programs.

Financial Impact

There is no financial impact associated to this report

Conclusion

The Amendment Bylaw will bring greater clarity to the jurisdictional boundaries of an IMBL holder when carrying on business amongst municipalities that may be participating in more than one IMBL program, as well as establish consistent wording with the IMBL bylaws of other Metro West participating municipalities.



W. Glenn McLaughlin
Chief Licence Inspector & Risk Manager
(604-276-4136)

WGM:wgm



**INTER-MUNICIPAL BUSINESS LICENCE BYLAW No 9040,
Amendment Bylaw No. 9047**

The Council of the City of Richmond enacts as follows:

1. **Inter-municipal Business Licence Bylaw No. 9040**, is amended by:
 - (a) adding the following as section 19:

“19. Despite any other provision of this Bylaw, an *Inter-municipal Business Licence* granted in accordance with this Bylaw does not grant the holder a licence to operate in any jurisdiction other than within the jurisdictional boundaries of the *Participating Municipalities*. A business licence granted under any other inter-municipal business licence scheme is deemed not to exist for the purposes of this Bylaw even if a *Participating Municipality* is a participating member of the other inter-municipal business licence scheme.”
 - (b) re-numbering the existing sections 19, 20 and 21 as sections 20, 21 and 22 respectively.
2. This Bylaw is cited as “**Inter-municipal Business Licence Bylaw No. 9040, Amendment Bylaw No. 9047**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

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|---|
| CITY OF RICHMOND |
| APPROVED for content by originating dept. |
|  |
| APPROVED for legality by Solicitor |
|  |



City of Richmond

Report to Committee

To: General Purposes Committee
From: Andrew Nazareth
General Manager,
Finance and Corporate Services
Services

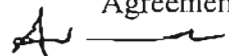
Date: August 15, 2013
File: 2275-20-431/Vol 1

Re: Cadence City Child Care Facility - 5640 Hollybridge Way
Potential Acquisition from Cressey Gilbert Development LLP

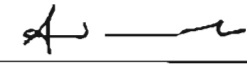
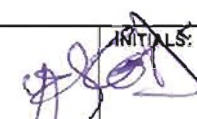
Staff Recommendation

That:

1. Staff be authorised to purchase the Cadence Child Care Facility based on the terms and conditions as set out in RZ 12-602449 and the staff report dated January 22, 2013 to Planning Committee;
2. Staff be authorised to transfer \$874,000 from the Child Care Development Reserve Fund and such funds to be utilized to complete the proposed transaction;
3. An amendment to the City's Five Year Financial Plan (2013-2017) to include \$874,000 for the purchase, of an independent air space parcel which is to include a fully constructed facility, to be known as Cadence Child Care Facility with funding to come from the City's Childcare Development Reserve Fund be brought forward for Council consideration; and
4. The Chief Administrative Officer and the General Manager, Finance & Corporate Services are authorised to complete the negotiations and execute the Purchase and Sale Agreement in regards to the purchase of Cadence Child Care Facility.



Andrew Nazareth
General Manager, Finance and Corporate Services (4095)

| REPORT CONCURRENCE | | | | |
|------------------------------|--|-------------------------------------|---|------------------|
| ROUTED TO: | | CONCURRENCE | CONCURRENCE OF GENERAL MANAGER | |
| Finance Division | | <input checked="" type="checkbox"/> |  | |
| Law | | <input checked="" type="checkbox"/> | | |
| Planning | | <input checked="" type="checkbox"/> | | |
| Community Social Development | | <input checked="" type="checkbox"/> | | |
| Facilities | | <input checked="" type="checkbox"/> | | |
| REVIEWED BY DIRECTORS | | INITIALS: | REVIEWED BY CAO | INITIALS: |
| | | DW |  | |

Staff Report

Origin

Cressey Gilbert Development LLP ("Cressey") has applied to the City for permission to develop a mixed-use development that includes 245 residential units, commercial space and a 465 m² (5,000 ft²) childcare facility at 5640 Hollybridge Way (see Att. 1&2). On January 22, 2013, Planning Committee passed a recommendation to give first reading to Bylaw 8957 (RZ 12-602449) to rezone the development site from "Industrial Business Park (IB1)" to "Residential / Limited Commercial (RCL3)".

Planning, Community Services and Project Development staff have worked extensively with Cressey on the design and layout of the childcare facility as part of the Development Permit process and for the preparation of the legal documentation being prepared under the Rezoning Conditions (RZ 12-602449) and included in the staff report dated January 22, 2013 to Planning Committee meeting.

In summary, Rezoning Considerations include the requirement to create an airspace parcel to include the childcare and its outdoor play area, to be transferred to the City in fee-simple ownership. The dedicated childcare parking and refuse/recycling areas are being located within easements in favour of the Childcare Air Space parcel.

The origin and need for this report is as per Rezoning Consideration (Sec. 10 (c) viii. A&B) regarding the Child Care Facility.

This project supports the Council Term Goals #2, Community Social Services, #7, Managing Growth and Development, & #10, Community Wellness.

Analysis

The applicant, Cressey, will be constructing a turnkey child care facility located on the fifth level of the affordable housing block facing the landscaped podium. This childcare facility size is well beyond the approximate 328 m² (3,530 ft²) area that the applicant is required to provide under the density bonus provisions of the RCL3 zoning and City Centre Area Plan's (CCAP's) Village Centre Bonus. Community Services advised that a larger 465 m² (5,000 ft²) facility is far preferable than having two (2) smaller child care facilities. With this in mind, staff coordinated the review of the IntraCorp rezoning application at 5440 Hollybridge Way (RZ 09-506904) and the Cressey application at 5640 Hollybridge Way. While Cressey will initially fund the construction of the entire child care facility, up to \$874,000 will be paid by the City for the area beyond which Cressey is responsible under the RCL3 zoning and CCAP. The \$874,000 is based on the contribution that IntraCorp agreed to pay as a rezoning consideration to transfer their Village Centre Bonus 180 m² (1,942 ft²) child care obligation to the subject site.

The Rezoning Considerations for the Cressey development included the ability for the City to lease the childcare facility with an option to purchase the facility for up to \$874,000 at such time that City received the funds from the IntraCorp development. Since the \$874,000 was received from IntraCorp in early 2013, the City no longer needs to enter into an option to purchase/lease arrangement. Thus, staff are preparing a Purchase and Sale Agreement (PSA) based on the terms of RZ 12-602449, to allow the City to acquire the childcare facility from Cressey for up to \$874,000 when the facility is completed to the City's satisfaction.

A separate report to committee will follow with respect to operator selection and leasing this facility to the operator.

Financial Impact

Based on the previous rezoning (RZ 09-506904) at 5440 Hollybridge Way, Intracorp paid \$874,000 to the City to be utilized for development of the Cadence Child Care Facility, and the City will be utilizing those funds to purchase the subject Cadence Child Care Facility. Based on the funds being already received, the acquisition as contemplated in this agreement will have no capital financial impact to the City as the GST portion that is payable as part of the sale, will be 100% refundable.

The \$874,000 contribution from IntraCorp was received February 3, 2013 and is currently residing in the Child Care Development Reserve Fund. The 2013-2017 Five Year Financial Plan Bylaw will be amended to include funding of \$874,000 from the Child Care Development Reserve Fund for the acquisition of the Cadence Childcare Care Facility.

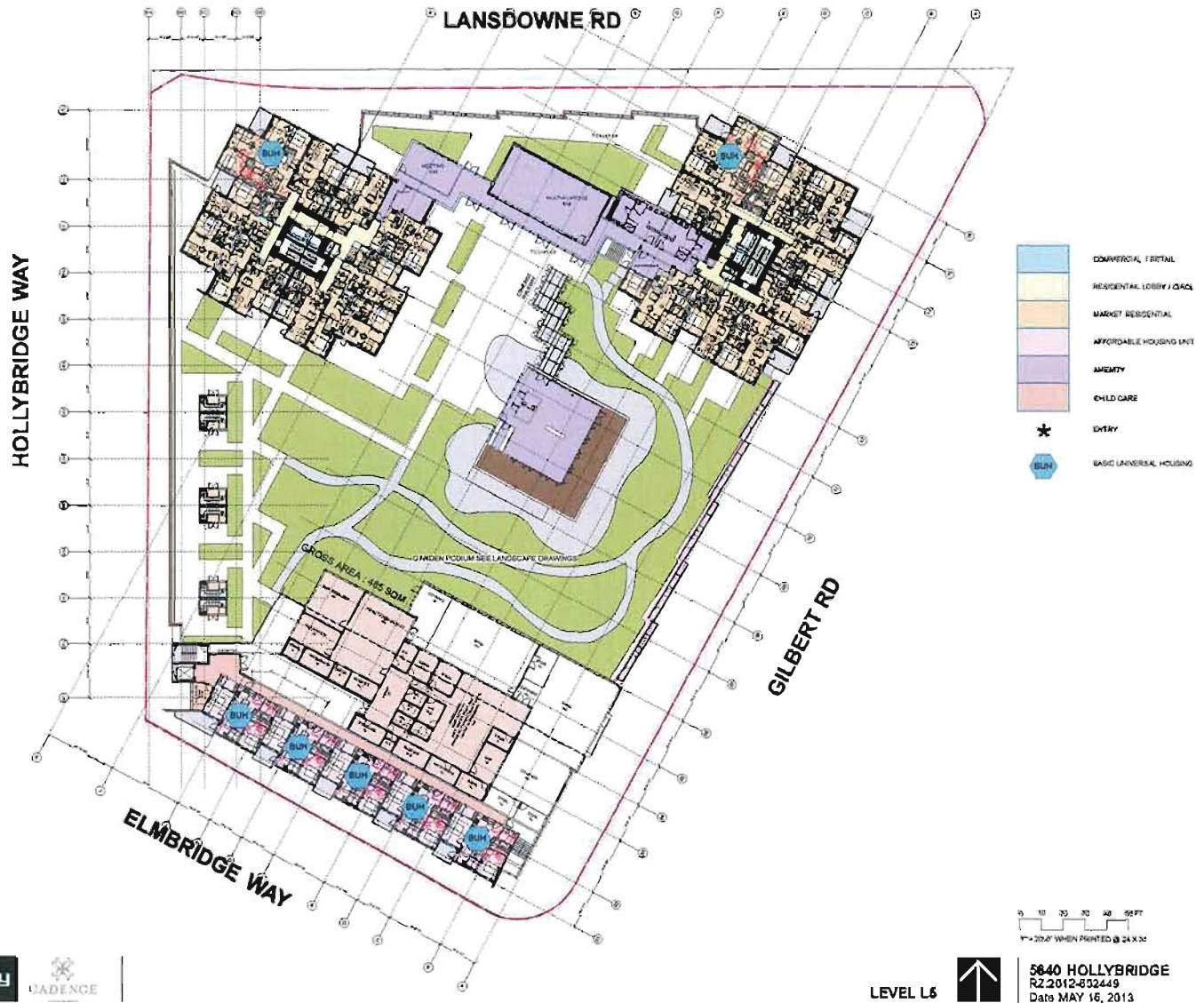
Conclusion

Staff are seeking Council approval to be authorised to purchase the Cadence Child Care Facility based on the terms and conditions as set out in RZ 12-602449 and to utilize the \$874,000 in the Child Care Development Reserve Fund for this transaction.



Kirk Taylor
Manager, Real Estate Services
(604-276-4212)

ATTACHMENT 1 SITE PLAN



[illegible]

| PREHCOOL | | | |
|---------------------------|-------------|-------------|-------------|
| | TARGET | PROVIDED | DIFFERENCE |
| Major to Appendix B | | | |
| Activity Area | | | |
| Art Work Play | 20 | 50 | |
| Other Activities | 40.5 | 22 | 18.5 |
| Art Area | 14 | | |
| Large Motor Play | 11 | 10 | 1 |
| TOTAL | 85.5 | 122 | 36.5 |
| Support Areas | | | |
| Children's Washroom | 11 | 12 | |
| Washroom Washroom | 4.5 | 5 | |
| Cubby | 12 | 15.5 | |
| Kitchen | 8.5 | 10 | |
| Storage room | 8.5 | 7 | 1.5 |
| Storage Storage | 4 | 5 | |
| * Laundry | 4.5 | 13 | |
| * Junction | 5 | 5 | |
| TOTAL | 60 | 73.5 | 13.5 |
| Outdoor Space | | | |
| Covered Outdoor | 40 | 70 | |
| Open Outdoor | 8 | 128 | |
| Outdoor Storage | 4 | 27 | |
| TOTAL | 52 | 125 | 73 |
| In-Indoor Shared | | | |
| (Refer to Appendix C) | | | |
| | TARGET | PROVIDED | DIFFERENCE |
| Activity Area | | | |
| Open Play | 30 | 28 | 2 |
| Climbing | 42 | 34 | 8 |
| Group | 19.5 | 19 | 0.5 |
| TOTAL | 91.5 | 81 | 10.5 |
| Support Areas | | | |
| Cubby | 16 | 10 | 6 |
| Kitchen | 12 | 9 | 3 |
| Washroom | 3 | 12 | 9 |
| Storage | 16 | 17 | 1 |
| Washroom Washroom | 5.5 | 5 | 0.5 |
| TOTAL | 52.5 | 43 | 9.5 |
| Outdoor Space | | | |
| Covered Outdoor | 25 | 20 | 5 |
| Open Outdoor | 70 | 117 | 47 |
| Outdoor Storage | 6 | 15 | 9 |
| TOTAL | 101 | 152 | 51 |
| In-Indoor Shared | | | |
| (Refer to Appendix D) | | | |
| | TARGET | PROVIDED | DIFFERENCE |
| Activity Area | | | |
| Low | 20 | 24 | 4 |
| Climbing | 14 | 14 | 0 |
| Mechanical | 4.5 | 5 | 0.5 |
| Storage | 14 | 14 | 0 |
| TOTAL | 52.5 | 57 | 4.5 |
| TOTAL INDOOR SPACE | | 476 | |